

LAND FOR SALE - W AMARILLO BLVD & GEM LAKE RD

5551 WEST AMARILLO BOULEVARD

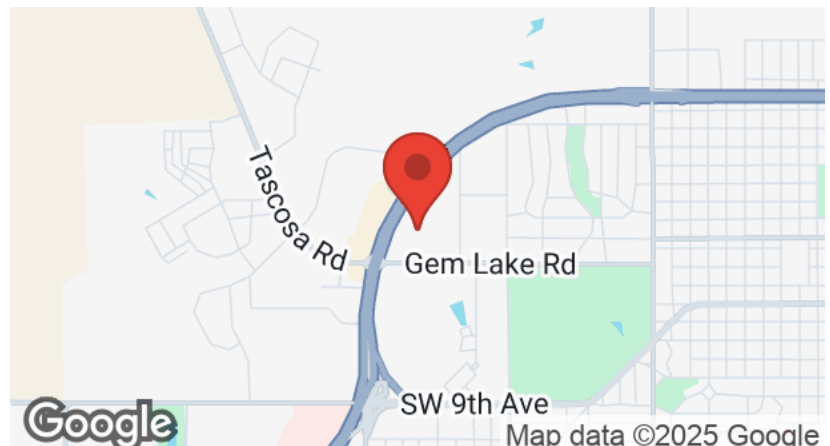


OFFERING SUMMARY

PRICE:	\$899,000
LOT SIZE:	7.60 Acres
ZONING:	GR
FRONTAGE:	175.00' on Amarillo Blvd
TRAFFIC COUNT:	31,233 vpd
UTILITIES:	To Site

PROPERTY OVERVIEW

This property is located on W Amarillo Blvd and Gem Lake Rd and is adjacent to United Supermarkets. There is a reciprocal easement via a common area drive to access the property from Gem Lake Rd. A small portion of the property is in a flood zone which provides drainage for the plot. Owner will subdivide. The traffic count at the intersection of Amarillo Blvd W and Gem Lake is 31,233 vehicles per day per the City of Amarillo. The property is surrounded by many national retailers including, United Supermarkets, Wingstop, T-Mobile, Pizza Hut , Chick-fil-A, McDonalds, Starbucks, O'Reilly Auto Parts and Walgreens. All utilities are available to the site.



KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

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606152, TEXAS

BUSINESS MAP

5551 WEST AMARILLO BOULEVARD



 Starbucks

 Chick-fil-A

 McDonald's

 Wendy's

 United Supermarkets

 Wingstop

 T-Mobile
Authorized Retailer

 Sonic Drive-In

 Pizza Hut

 Walmart Supercenter

 Walgreens Pharmacy

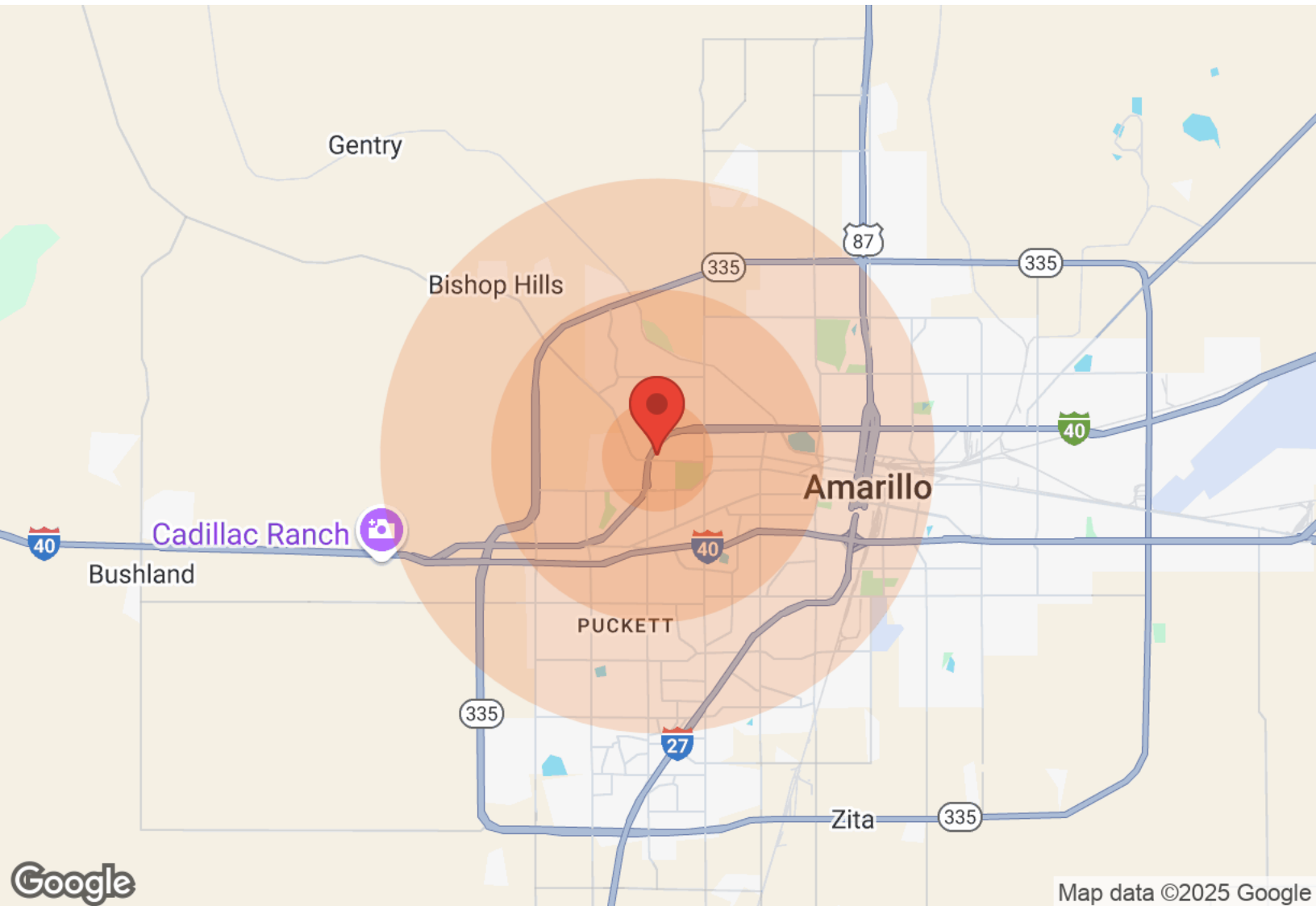
 Taco Villa

 Wiener Schnitzel

 Lowe's Home Improvement

DEMOGRAPHICS

5551 WEST AMARILLO BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	2,581	25,283	61,274
Female	3,126	28,223	66,144
Total Population	5,707	53,506	127,418

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,050	12,122	28,732
Ages 15-24	615	7,130	17,779
Ages 25-54	1,993	20,449	48,967
Ages 55-64	796	5,990	14,141
Ages 65+	1,253	7,815	17,799

Race	1 Mile	3 Miles	5 Miles
White	5,388	44,552	105,984
Black	56	3,195	7,345
Am In/AK Nat	2	42	154
Hawaiian	N/A	1	7
Hispanic	534	10,053	31,311
Multi-Racial	392	9,412	24,596

Income	1 Mile	3 Miles	5 Miles
Median	\$58,838	\$42,752	\$43,419
< \$15,000	132	3,728	7,992
\$15,000-\$24,999	143	3,034	7,327
\$25,000-\$34,999	243	2,842	6,477
\$35,000-\$49,999	557	3,667	7,848
\$50,000-\$74,999	588	4,036	9,941
\$75,000-\$99,999	370	2,475	5,814
\$100,000-\$149,999	214	1,856	4,010
\$150,000-\$199,999	74	451	1,418
> \$200,000	108	577	1,474

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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